



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, Senior Planner

Date: September 28, 2015

File No.: DRV15-01462

Subject: **PARKPLACE MIXED USE PROJECT DESIGN RESPONSE CONFERENCE
(CONTINUED FROM AUGUST 17, 2015)**

I. MEETING GOALS

At the October 5, 2015 Design Review Board (DRB) meeting, the DRB should continue the Parkplace Design Response Conference from August 17, 2015 and determine if the project is consistent with the design guidelines contained in Kirkland Parkplace Mixed-Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code (KMC) Section 3.30.040.

During the Design Response Conference, the DRB should provide feedback on the overall site plan and landscape design and the Phase 1 buildings.

II. PROPOSAL

The subject property is located at 457 Central Way. Pat Logan, from CollinsWoerman Architects, with authorization from the property developer Talon Private Capital LLC, has applied for a Design Response Conference for a new mixed-use development on the subject property (see Attachment 1). The project will include 650,000 square feet of office, 225,000 square feet of retail and entertainment, and 250-300 residential units. Structured parking with some on grade parking for the QFC grocery store is proposed.

Phase 1 of the project includes a new enlarged QFC, additional retail, two new office buildings, and one residential building containing approximately 205 units. Future phases will include additional office, retail, entertainment and residential uses (see Attachment 1, pages 4-7).

The applicant is requesting approval of a minor variation to the required 25' rear yard setback to construct a plaza to screen loading and service areas for the grocery store.

The applicant is also requesting an extension to the standard lapse of approval period to allow the project approval to remain in effect for the same term as the City's Planned Action Ordinance (until 2/28/2025).

III. SITE

The subject property currently contains the existing Park Place Shopping Center. The site is a corner property with street frontage along Central Way to the north and 6th Street to the east. It is adjacent to Peter Kirk Park on the west side. The site slopes generally from the east (approx. elevation 80') down to the west (approx. elevation 50')

over a distance of about 840'. The steepest portion of the property is at the northeast corner.

The following list summarizes the zoning designations and allowed heights of properties adjacent to the subject property.

North: **CBD 6 & 7:** Maximum height is 54' above Average Building Elevation (ABE) in CBD 6 and 41' above ABE in CBD 7.

East: **PLA 5C:** Maximum height is between 25' above ABE and 60' above ABE depending on use and size of the site.

South: **CBD 5:** Maximum height is 67' above ABE.

West: **Park/Public Use:** Maximum height is determined on a case-by-case basis.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on June 15, 2015. The DRB provided direction to the applicant in preparation for the Design Response Conference. The Board approved the general layout of the full site development concept.

The buildings that will be a part of the first phase of the development were also discussed and the Board gave direction on application materials to be provided for the Design Response Conference.

V. DESIGN RESPONSE CONFERENCE

The Design Review Board reviews projects for consistency with the Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines, as adopted in Kirkland Municipal Code Chapter 3.30.

The DRB comments made at the first Design Response Conference meeting on August 17, 2015 are summarized below and on page 3 of the applicant's submittal drawings.

A. SITE PLAN AND LANDSCAPE DESIGN

The DRB asked for more detail on the landscape areas at the last meeting. The site design and landscape plans are provided on pages 5 through 22. Pages 9 and 10 show the entire site as it will look before and after the QFC move at the completion of Phase One. The applicant has also provided a revised evaluation of existing trees (see Attachment 2).

B. BUILDING A

The DRB generally approved of the direction shown for Building A, but had the following requests:

- Explore alternatives for the corner element
- Use the corner element to break up the massing
- Define the degree of public access at the corner
- Consider less use of bright white vertical elements

Pages 24 through 28 of Attachment 1 include the applicant's response to the design guidelines that apply to Building A. Pages 29 through 39 provide additional drawings of Building A addressing the above requests from the DRB.

C. BUILDING F

The DRB generally approved of the direction shown for Building F, but asked for more detail and refinement of materials. The applicant's response is on page 40 of Attachment 1, with detailed drawings shown on pages 41 through 63.

D. BUILDING E

The DRB had concerns about the length of the curved façade at the south elevation and also the Central Way Façade. The enclosed breezeway concept was generally accepted, but more detail was requested. Page 64 of Attachment 1 provides the applicant's response to the Board's direction. Pages 65 through 83 include detailed drawings of Building E.

E. MINOR VARIATION

KZC Section 142.37.1.a allows an applicant to request minor variations to the minimum required setback in the CBD zones. The DRB may grant a minor variation only if it finds that the following are met (KZC Section 142.37.4):

- The request results in superior design and fulfills the policy basis for the applicable design regulations and design guidelines;
- The departure will not have any substantial detrimental effect on nearby properties and the City or the neighborhood.

A 25' rear yard setback is required along the south property line. The applicant has requested a minor variation to construct a plaza within the rear yard setback to screen loading and service areas at the grocery store. The applicant will need to provide a response to the minor setback variation criteria listed once the details of the screening have been determined. Then the DRB will decide if the requested variation is deemed "minor" and if it will result in a design that is superior to the design of the building if it complied with the required setback.

F. LAPSE OF APPROVAL EXTENSION

The applicant is also requesting an extension to the standard lapse of approval period to allow the project approval to remain in effect for the same term as the City's Planned Action Ordinance (until 2/28/2025). KZC Section 142.55 states "For development activity, use of land, or other actions with phased construction, lapse of approval may be extended when approved under this chapter and made a condition of the notice of decision." The reference to "this chapter" relates to Chapter 142 - Design Review.

VI. KEY ZONING REGULATIONS

The applicant's proposal is also subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Fire and Building Code, and Public Works Standards. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. These regulations and standards are not under the review authority of the DRB and will be reviewed for compliance as part of the building permit review for the project.

The development on the subject property is subject to the regulations in CBD 5A. This zone applies specifically to the Parkplace site. Other applicable general KZC sections also apply. The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses: Permitted uses in this mixed use zone include, but are not limited to retail, restaurants, office, and stacked dwelling units.

Staff Comment: The applicant is proposing 650,000 square feet of office, 225,000 square feet of retail and entertainment, and 250-300 residential units. Structured parking with some on grade parking for the QFC grocery store is proposed. The proposal is consistent with the permitted uses for CBD 5A.

- B. Setbacks: CBD 5A required yards are shown on Zoning Code Plate 5.

Staff Comment: The applicant is requesting approval of a minor variation to the required 25' rear yard setback to screen loading and service areas for the grocery store. The code allows the DRB to approve minor setback variations in CBD 5A. Details of this request will be provided at a future meeting.

- C. Height: The maximum height for CBD 5A is 115' with a maximum of 8 stories. There are lower height limits to the north and west of the site. The height requirements are shown on Zoning Code Plates 6 and 7.

Staff Comment: The applicant must demonstrate compliance with the City's height requirements as part of any building permit.

- D. Lot Coverage: CBD 5A zoning regulations allow 100% lot coverage.

- E. Parking: The Zoning Code allows for a transportation management plan and parking management plan to help determine required parking for the site.

Staff Comment: The applicant is working with staff to determine parking requirements and must demonstrate compliance as part of any building permit.

VII. STATE ENVIRONMENTAL POLICY ACT

SEPA is the state law that requires an evaluation of a development proposal for environmental impacts. An Environmental Impact Statement (EIS), Planned Action Ordinance (PAO), and a Supplemental Environmental Impact Statement (SEIS) were completed in October 2008 and August 2010 for the previous Parkplace proposal. An addendum to the EIS and SEIS was completed for the current proposal in February 2015.

The PAO for the project was also revised and is now in effect through 2/28/2025. The 2008 EIS review alternative included the adoption of a Planned Action Ordinance designating the Parkplace request as a Planned Action for the purposes of SEPA compliance. A Planned Action is intended to conduct early environmental review under SEPA so that impacts and mitigation measures for the planned development are identified up front.

VIII. PUBLIC COMMENT

Since the August 17, 2015 meeting and prior to the finalization and distribution of this staff memo, one letter has been received from the general public (see Attachment 3).

IX. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

X. ATTACHMENTS

1. Applicant's Proposal
2. Report on existing trees from Gilles Consulting
3. 8/18/15 letter from Jan Olson



KIRKLAND PARKPLACE

Mixed-Use Development

457 CENTRAL WAY
KIRKLAND, WA 98033

DESIGN RESPONSE CONFERENCE

SUBMITTAL DATE: SEPTEMBER 22, 2015

PRESENTATION DATE: OCTOBER 5, 2015

W
C
M
E
R
M
A
N

RYAN
BUILDING LASTING RELATIONSHIPS

TALON
PRIVATE CAPITAL

INTRODUCTION

PROJECT INFORMATION

| | |
|-----------------------|--|
| LOCATION | 457 Central Way Kirkland, WA 98033 |
| DEVELOPER | Talon Private Capital, LLC William Leedom 720 Olive Way, Suite 1020 Seattle, WA 98101 (206) 607 - 2561 leedom@talonprivate.com |
| LEAD ARCHITECT | CollinsWoerman 710 2nd AVE Seattle, WA 98104-1710 Pat Logan 206.245.2028 plogan@collinswoerman.com |
| RESIDENTIAL ARCHITECT | Weber Thompson 225 Terry Ave N, Suite 200 Seattle, WA 98109 Amanda Keating 206.344.5700 akeating@weberthompson.com |
| LANDSCAPE ARCHITECT | Hewitt 101 Stewart Street Suite 200 Seattle, WA 98101 Kris Snider 206.624.8154 ksnider@hewittseattle.com |

TABLE OF CONTENTS

| | |
|-----------------------------|--|
| INTRODUCTION | |
| 2 | Table of Contents |
| 3 | Design Review Recap |
| 4 | Project Summary - Phase 1 |
| DESIGN CONCEPT - SITE | |
| 5 | Overall Site Plans |
| 8 | Kirkland Context - Pedestrian Space |
| 9 | Site Design |
| 21 | Planting and Tree Canopy |
| DESIGN CONCEPT - BUILDING A | |
| 24 | Response to Design Guidelines |
| 29 | Building Exterior Design - Perspective |
| 31 | Building Plans |
| 35 | Exterior Materials |
| 36 | Building Exterior Design - Elevations |
| DESIGN CONCEPT - BUILDING F | |
| 40 | Design Review Board Direction |
| 42 | Floor Plans |
| 45 | Exterior Standard Finishes |
| 46 | Elevations |
| 47 | Enlarged Elevations |
| 58 | Perspectives |
| 62 | Detail Perspectives |
| DESIGN CONCEPT - BUILDING E | |
| 64 | Design Review Board Direction |
| 66 | Floor Plans |
| 69 | Exterior Standard Finishes |
| 70 | Elevations |
| 73 | Enlarged Elevations |
| 78 | Perspectives |
| 82 | Detail Perspectives |

Reviewed by: _____

INTRODUCTION

Design Review Recap

INTRODUCTION

This booklet contains additional information in response to Design Review Board comments from the first Design Response Conference held on August 17th, 2015.

The primary purpose of this submittal is to present further development of buildings A, E and F as well as Landscape and Open space design.

LANDSCAPE AND OPEN SPACE DESIGN

- Present additional detail for the entire Phase one site, including approach to hardscape, Landscape and special features

BUILDING A RESIDENTIAL

- Present additional material including floor plans, elevations and perspectives reflecting the current design direction
- Present materials and finishes for the building

BUILDINGS E AND F OFFICE/ RETAIL

- Present initial material selections for buildings E and F
- Revisions to massing and material for building E

RECAP OF DRC #1 - AUGUST 17TH, 2015

Primary comments from the board:

SITE PLAN AND LANDSCAPE:

- Generally approved of direction presented
- Gateway landscape concept
 - Agreed with softer approach, extending the swath of existing vegetation from the northeast, along Central Way onto the Parkplace site
 - Provide substantial trees, variety of vegetation that will retain color/ foliage after the native trees have dropped their leaves. – more refined landscape
- South plaza- need more detail
- More detail of individual plaza landscape areas requested for next meeting

BUILDING A

- Generally approved of direction presented
- Approved of massing and articulation
- Generally approved of building relationship to grade and landscape approach at street facades and corner
- Explore alternatives at corner element-use element to break mass
- Define the degree of public access at corner element
- Consider less use of bright white vertical elements

BUILDING E

- Curved façade appears too long and unbroken
 - Explore ways to break down the scale and/or provide more detail
- Central Way façade
 - Punched opening façade needs refinement
 - Interface with base needs to be stronger
 - North west corner of tower – brick return needs to be refined
 - Overall façade needs refinement and additional detail
 - Explore ways to break down scale further
- Breezeway
 - The idea of enclosing the breezeway was presented to create an indoor-outdoor “great room”. The idea was generally well received with additional detail requested at future meeting

BUILDING F

- Generally approved of direction presented
- Approved of massing and articulation
- More detail and refinement of materials needed for next meeting

INTRODUCTION

Project Summary - Phase 1

DEVELOPMENT OBJECTIVES

PROJECT GOAL

To create and develop a vibrant gathering place for Kirkland residents, innovative office users and retailers that encompasses Kirkland's unique attributes, takes advantage of the site's location, and provides retail that will draw office users, the public, and permanent residents.

PROJECT SUMMARY

Kirkland Parkplace will be a new mixed-use office, retail, entertainment, and residential center located next to Peter Kirk Park in Kirkland's central business district. The project will be a redevelopment of the current Kirkland Parkplace shopping center, and will provide a location for office tenants, retail shops and restaurants as well as an expanded theatre and other entertainment options in a setting that will include a variety of publicly accessible open spaces.

In addition, Kirkland Parkplace will include a significant residential component to provide a true mixed-use experience and round-the-clock ownership.

PROGRAM OBJECTIVES

The Kirkland Parkplace project will address Kirkland's shortage of office space suitable for innovative office users who require larger floor plates, and sufficient space within one or more buildings to accommodate their needs. The community-serving retail and residential will complement this office use and will provide an attractive place to work, live, shop, and play.

PHASING

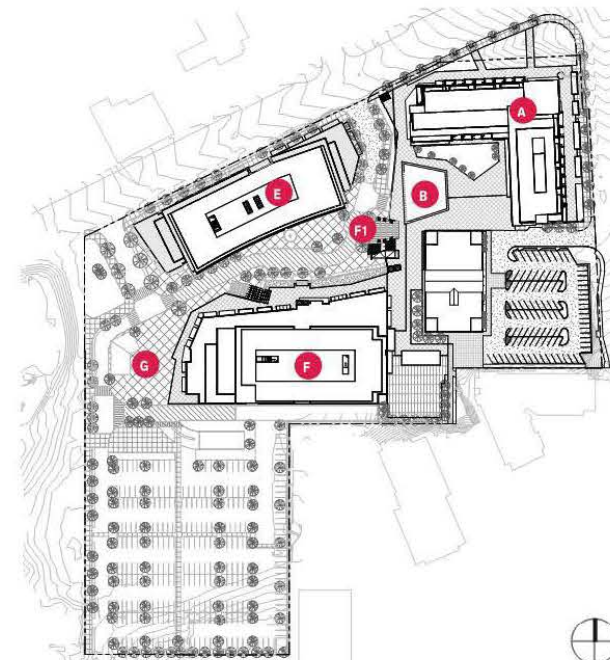
The project will likely be built in three phases. Phase 1 will include a new enlarged QFC, additional retail, two new office buildings, and one residential building. Future phases will include additional office, retail, entertainment and residential uses.

MINOR MODIFICATION REQUEST

A minor modification is requested to construct a plaza within the side yard setback to screen loading and service areas at the grocery.

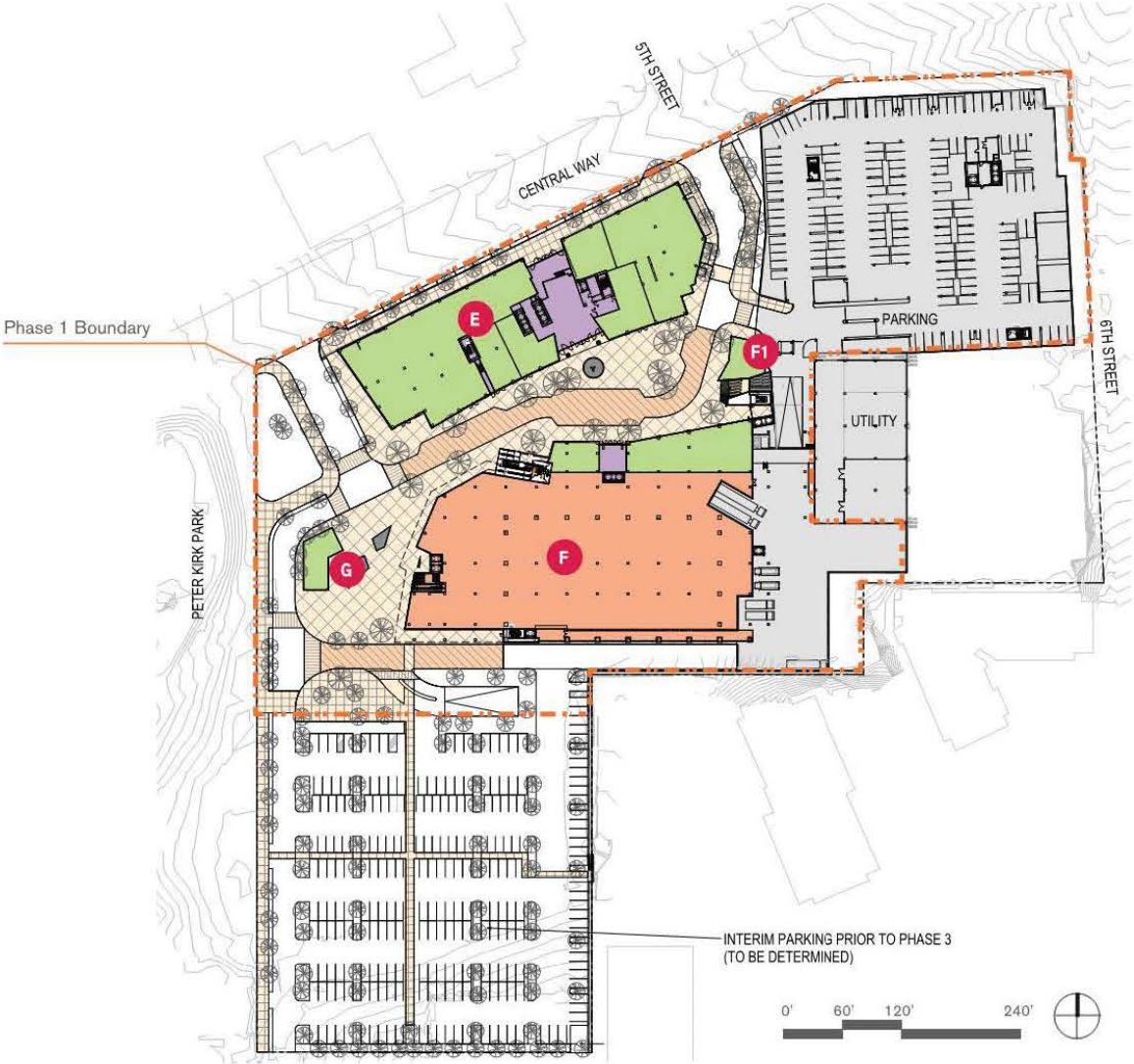
SITE DEVELOPMENT (APPROX. AREAS)

| | PHASE 1 BUILDINGS | | | | | | TOTAL: PHASE 1 | TOTAL: FULL BUILD-OUT | | |
|----------------------|-------------------|---------|---------|-------|-------|-------|-------------------|--------------------------|-------|--------------|
| | A | E | F | B | F1 | G | | | | |
| Office | -- | 194,000 | 189,000 | -- | -- | -- | 383,000 | 605,000 SF | up to | 650,000 SF |
| Residential | 168,000 | -- | -- | -- | -- | -- | 168,000 | 285,000 SF | up to | 300,000 SF |
| Retail | 3,000 | 31,000 | 47,000 | 1,400 | 4,000 | 1,600 | 88,000 | 100,000 SF | up to | 125,000 SF |
| Grocery | -- | -- | 47,000 | -- | -- | -- | 47,000 | 47,000 SF | | |
| Retail/Entertainment | -- | -- | -- | -- | -- | -- | -- | 40,000 SF | | |
| Health Club | -- | -- | -- | -- | -- | -- | -- | 13,000 SF | | |
| Totals | 171,000 | 224,000 | 284,000 | 1,400 | 4,000 | 1,600 | 686,000 * | 1,115,000 SF | up to | 1,175,000 SF |



* BUILDING D: 69,000 SF office building to be removed after Building F is occupied

DESIGN CONCEPT - SITE
Site Plan | Level 1 (Park Level)



MAP KEY

PHASE 1 - PARK LEVEL

| | PARK LEVEL | PHASE 1 TOTAL |
|-------------|------------|------------------|
| Office | 7,488 | 383,205 SF |
| Residential | - | 167,619 SF |
| Retail | 40,493 | 87,170 SF |
| Grocery | 47,400 | 47,400 SF |
| TOTAL | 95,381 | 685,394 SF |

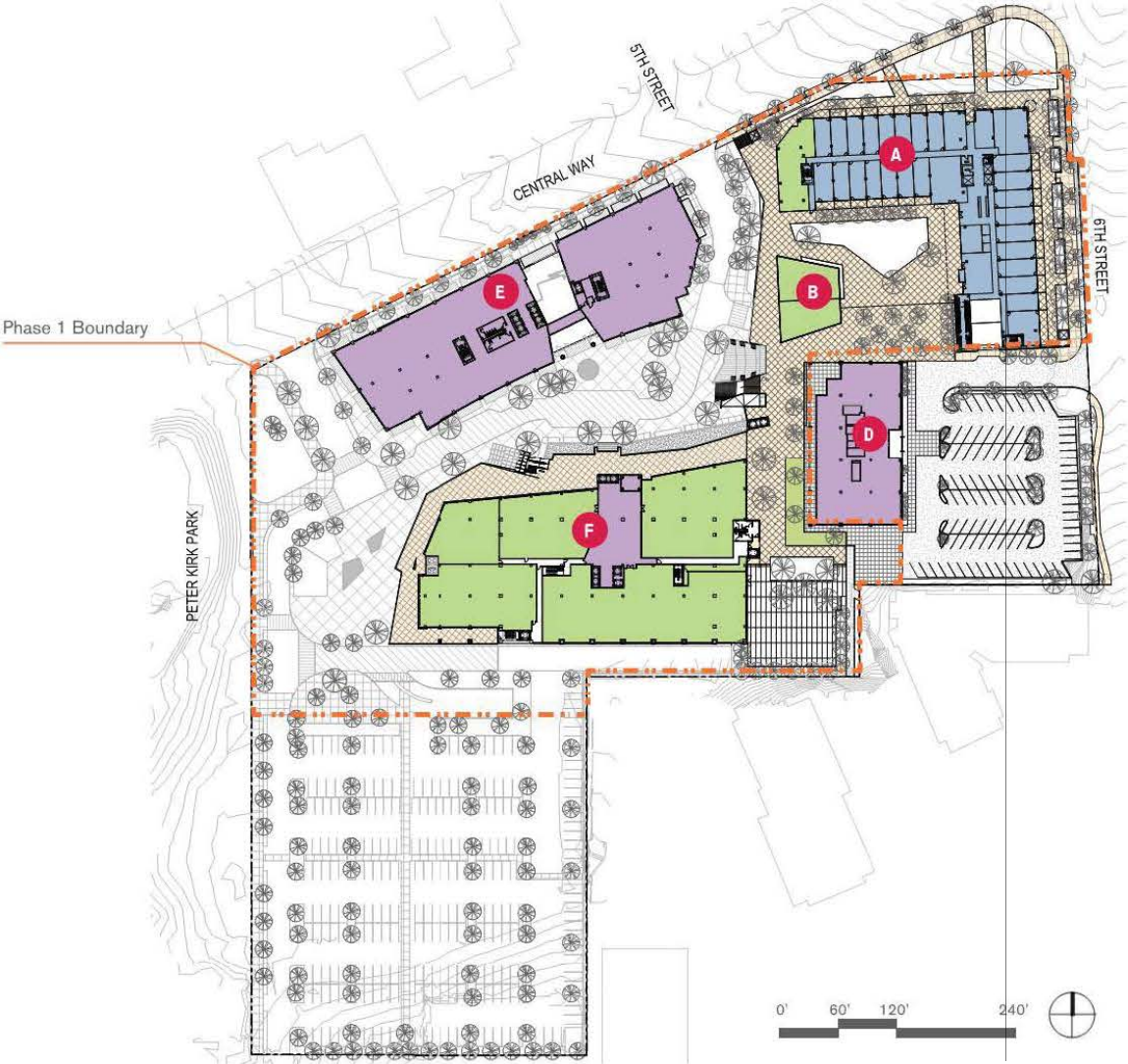
* BUILDING D: 69,000 SF OFFICE BUILDING
TO BE REMOVED AFTER BUILDING F IS
OCCUPIED

DESIGN CONCEPT - SITE
Site Plan | Level 2 (Plaza Level)

MAP KEY

| | PLAZA LEVEL | PHASE 1 TOTAL |
|-------------|-------------|------------------|
| Office | 41,451 | 383,205 SF |
| Residential | 28,164 | 167,619 SF |
| Retail | 46,677 | 87,170 SF |
| Grocery | - | 47,400 SF |
| TOTAL | 116,292 | 685,394 SF |

* BUILDING D: 69,000 SF OFFICE BUILDING
TO BE REMOVED AFTER BUILDING F IS
OCCUPIED



DESIGN CONCEPT - SITE
Site Plan | Upper Level - Typical



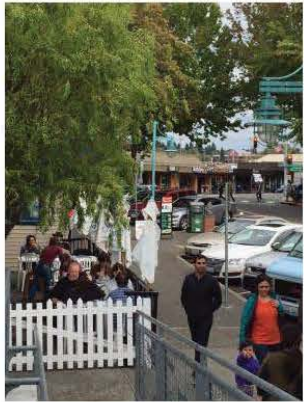
MAP KEY

PHASE 1 - TYPICAL LEVEL

| | TYPICAL LEVEL | PHASE 1 TOTAL |
|-------------|------------------|------------------|
| Office | 63,941 | 383,205 SF |
| Residential | 27,891 | 167,619 SF |
| Retail | - | 87,170 SF |
| Grocery | - | 47,400 SF |
| TOTAL | 91,832 | 685,394 SF |

* BUILDING D: 69,000 SF OFFICE BUILDING
TO BE REMOVED AFTER BUILDING F IS
OCCUPIED

SITE DESIGN
KIRKLAND CONTEXT - PEDESTRIAN ORIENTED SPACE

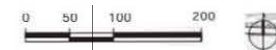


HEWITT

SITE DESIGN

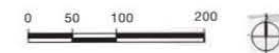
OVERALL SITE INTERIM PHASE 1

Attachment 1



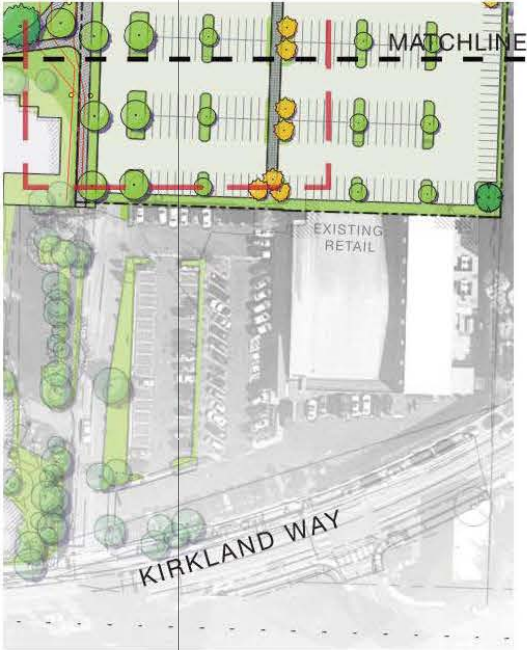
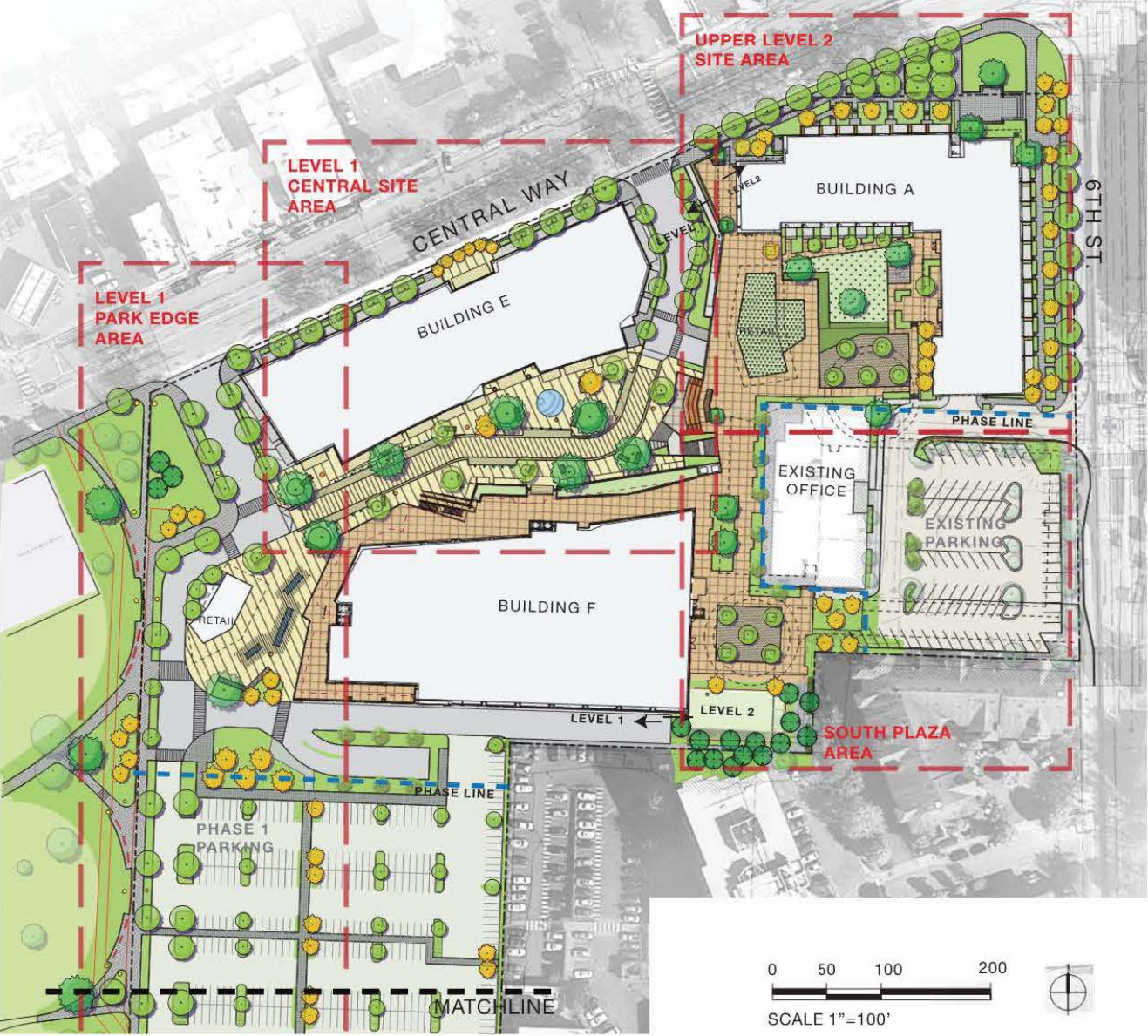
SITE DESIGN
OVERALL SITE PHASE 1

Attachment 1



HEWITT

SITE DESIGN
OVERALL SITE DIAGRAM KEY



SITE DESIGN LEVEL 1 PARK EDGE AREA PROGRAM

PARK EDGE

- Pedestrian walkways
- Crosswalks
- Tree Plantings
- Views to and from Park and Plaza
- Seating
- Lighting

PARK PLAZA

- Gathering space for various sized groups
- Flexible, multipurpose, interactive
- Programmed active space
- Foreground for adjacent retail
- Maintained sightlines to retail and Peter Kirk Park
- Decorative hardscape
- Furnishings: benches, tables, lighting
- Movable planter pots

STREETSCAPE

- Urban Street Trees
- Seating
- Decorative Paving
- Programmed active space

WATER FEATURES

- Integrated seating, lighting
- Focal point
- Interactive
- Accessible
- Playful
- Iconic
- Lighting elements

FREESTANDING RETAIL

- Define space
- Activate edge

UPPER TERRACE

- Outdoor dining – tables, chairs
- Ensure visibility to terrace edges
- Overlook with views to park and plaza



0 30 60
SCALE 1"=60'



HEWITT

SITE DESIGN
LEVEL 1 PARK EDGE AREA
MATERIALS AND FEATURES



PARK EDGE BENCH



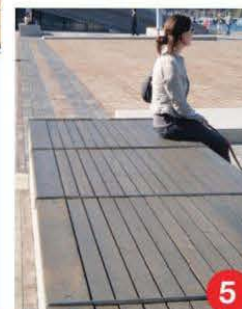
PARK EDGE + CENTRAL SITE PEDESTRIAN LIGHT
15 HT. (CITY STD.)



STANDARD CAST IN PLACE CONCRETE SIDEWALK
(VEHICULAR + PEDESTRIAN)



WEST WATER FEATURE



INTEGRATED WOOD
BENCHES - PLAZA



PEDESTRIAN STREET LIGHTS
(+/- 15' POLE)



PLAZA FEATURE
LIGHTING



DECORATIVE CAST IN PLACE CONCRETE PLAZA
INTEGRAL COLOR, SANDBLAST OR, (SEEDING SURFACE), WITH SILICON CARBIDE

HEWITT

SITE DESIGN**LEVEL 1 CENTRAL SITE AREA PROGRAM****LIVING STREET / WOONERF**

- Creates and extends civic identity
- Raised street with decorative finish
- Traffic calming
- Allows festival opportunities
- Vendor / market area with open air pavilion
- Hardscape and landscape responsive to retail edges
- Upper level access
- Unique lighting
- Great views from level 2 to living street
- Seasonal color with planting / pots

STREETSCAPE

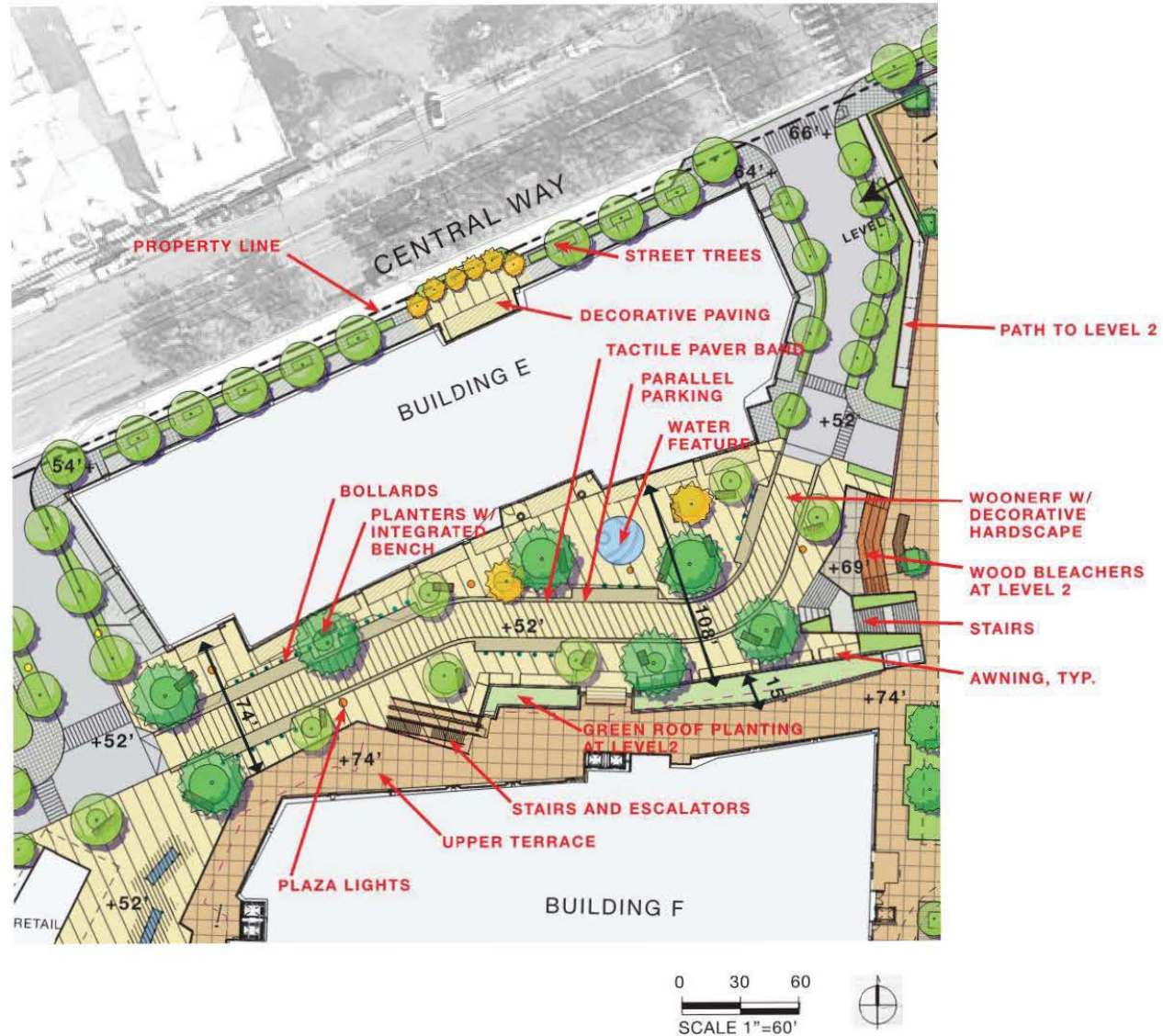
- Urban Street Trees
- Seating
- Decorative Paving
- Programmed active space

WATER FEATURES

- Integrated seating, lighting
- Focal point
- Interactive
- Accessible
- Playful
- Iconic
- Lighting elements

CENTRAL WAY FRONTAGE

- Adjacent retail
- Sidewalks
- Street trees
- Parallel parking
- Landscape improvements as appropriate for retail frontage
- Extension of city street system



HEWITT

SITE DESIGN

LEVEL 1 CENTRAL SITE AREA
MATERIALS AND FEATURES



WATER FEATURE



TACTILE UNIT PAVER BAND / STREET EDGE



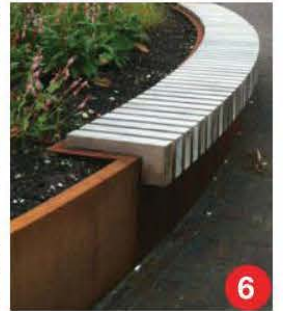
BOLLARD W/ LIGHT



PLAZA FEATURE LIGHT



STREET TREE PLANTING AND SIDEWALK



INTEGRATED WOOD (IPE) BENCHES



CORT-EN STEEL PLANTERS W/ SPECIMEN TREES



CENTRAL PLAZA CHARACTER

SITE DESIGN
UPPER LEVEL 2 SITE AREA
PROGRAM

BUFFER AREA ADJACENT TO STREET

- Manage sight-lines to ensure safety and Accessibility
- Enhanced right of way
- Landscape transition to central way and 6th St
- Accommodate 6th St vehicular use

PEDESTRIAN GATHERING SPACE

- Plaza integrated with architecture program
- Activated by building usage and public
- Accessible to public

RESIDENTIAL EDGE

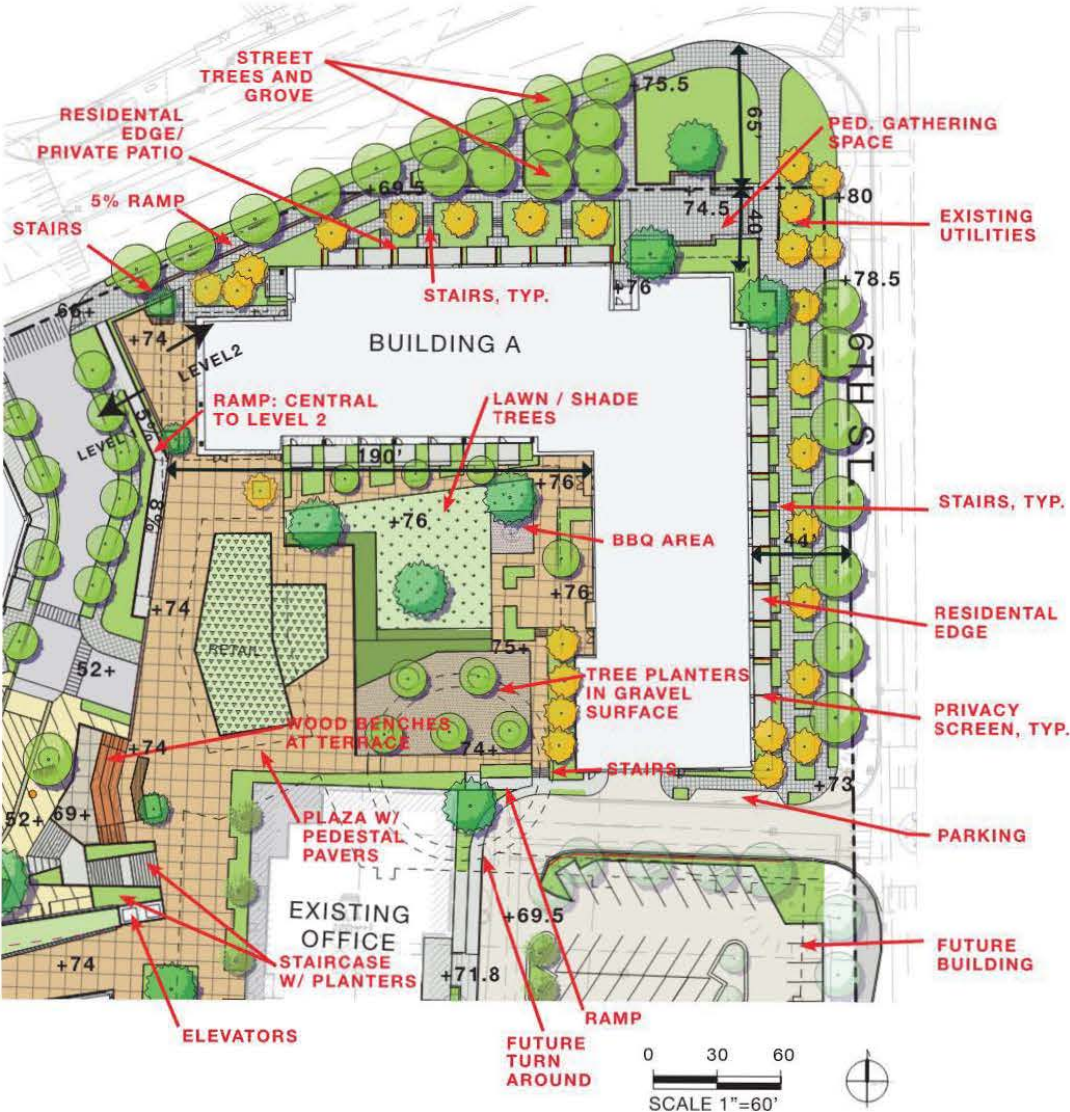
- Private, buffered space
- Grade separated
- Outdoor unit patios
- Hardscape accommodates lobby entrance

RESIDENTIAL BUFFER LANDSCAPE

- Lush, varied landscape
- Parklike
- Buffer from adjacent uses
- Provides edge definition

MULTI-PURPOSE PLAZA

- Gathering spot for multi-sized groups
- Mixing chamber for residents, retail users, and public
- Dining with outdoor seating
- Fixed and flexible seating
- Clear connections to lower level areas
- View opportunities to and from plaza



SITE DESIGN
UPPER LEVEL 2 SITE AREA
MATERIALS AND FEATURES



PEDESTAL PAVERS - PLANK STYLE (NEAR BUILDING A)



PEDESTAL PAVERS STD 2X2 STYLE (AT MOST OF LEVEL 2)



TERRACED WOOD BENCH W/ INTEGRAL STAIRS



GRAVEL SURFACE WITH TREE BOSQUE



0 30 60
SCALE 1"=60'



RESIDENTIAL TOWN HOME EDGE



FREE STANDING METAL PLANTERS (COR-TEN)



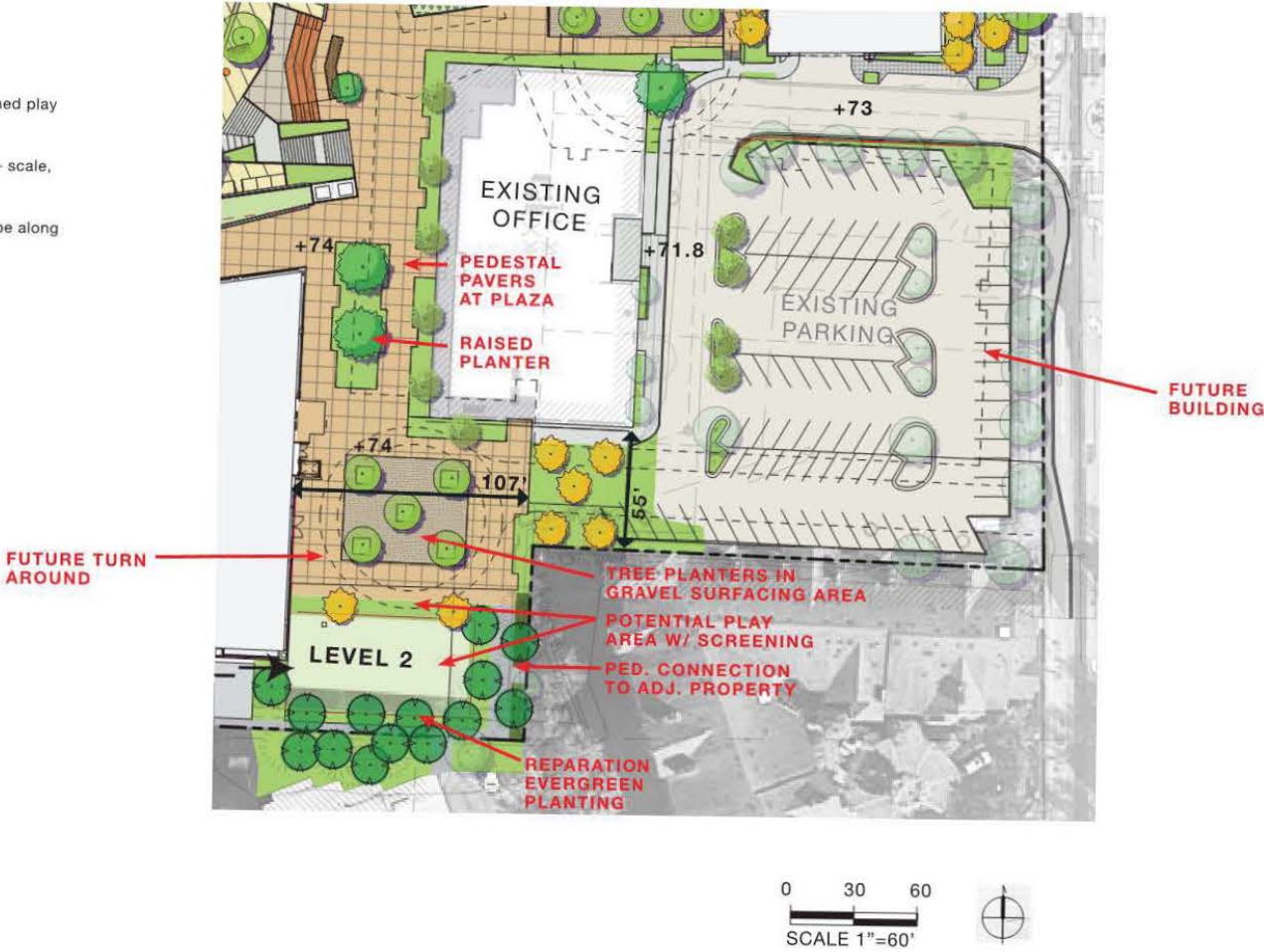
CAST IN PLACE WALLS + STAIRS



LAWN AREA

SITE DESIGN
UPPER LEVEL 2 SOUTH PLAZA PROGRAM

- SOUTH PLAZA**
- Daycare operated and maintained play area with fencing
 - Access to adjacent property
 - Transitional landscape quality – scale, buffering
 - Plaza linkages
 - Reparation of existing landscape along property line



SITE DESIGN
UPPER LEVEL 2 SOUTH PLAZA
MATERIALS AND FEATURES



TREE PLANTING IN PLAZA
(TREES TO BE RAISED FOR SOIL DEPTH)



GRAVEL SURFACE



PEDESTAL PAVERS STD 2X2 STYLE



PLAY AREA
(BY TENANT)



RAISED PLANTERS

SITE DESIGN
ROOF DIAGRAM
PLANTING AND MATERIALS



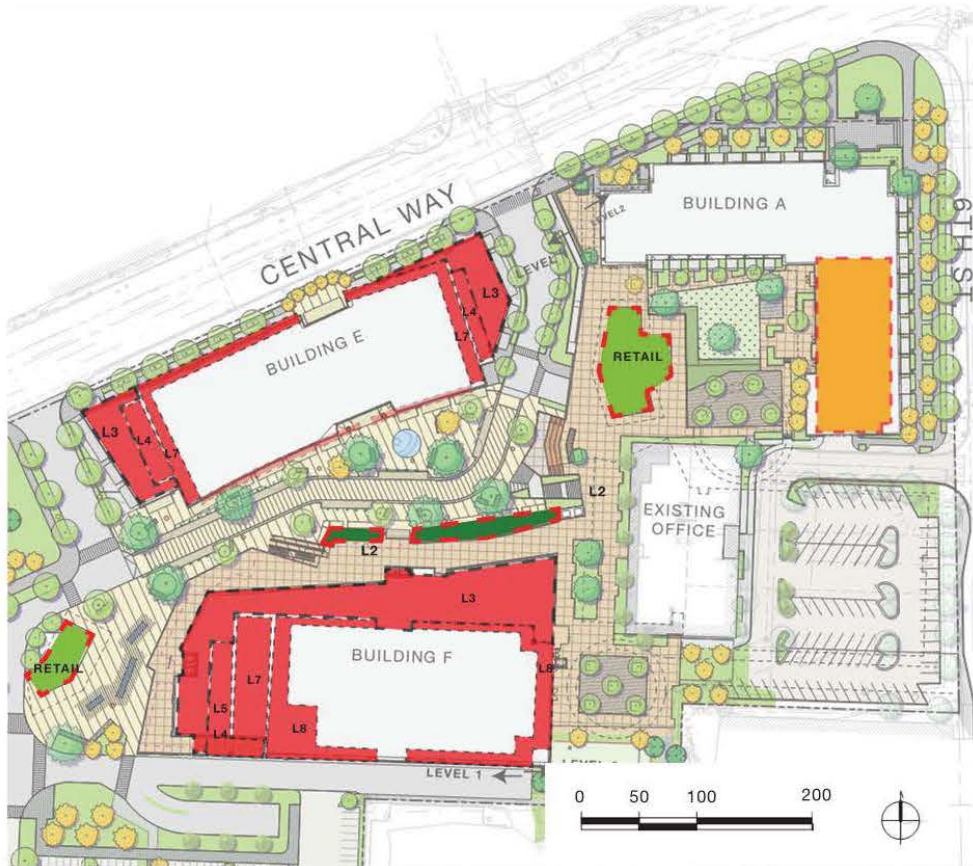
2X2 PEDESTAL PAVERS



EXTENSIVE GREEN ROOF +/-6" (TYPE 2)



ROOF BALLAST



- BUILDING E & F EXTERIOR DECKS**
(FINAL AREAS LEVELS 3 AND ABOVE - TBD)
POTENTIAL ROOF TREATMENTS:
-2X2 PEDESTAL PAVER SYSTEM
-GREEN ROOF TYPE 2 +/-6"
-BALLAST
- GREEN ROOF TYPE 1**
18" PLANTING DEPTH
GROUNDCOVER, SHRUB,
ORNAMENTAL GRASS
- GREEN ROOF TYPE 2**
+/-6" PLANTING DEPTH
GROUNDCOVER,
ORNAMENTAL GRASS
- RESIDENTIAL ROOF W/**
WOOD TILE PEDESTAL PAVERS
POTENTIAL AMENITIES INCLUDE:
-FIRE PIT
-RAISED PLANTERS
-FREE STANDING PLANTERS
-SPECIMEN TREES
-BBQ AREAS



GREEN ROOF TYPE 1

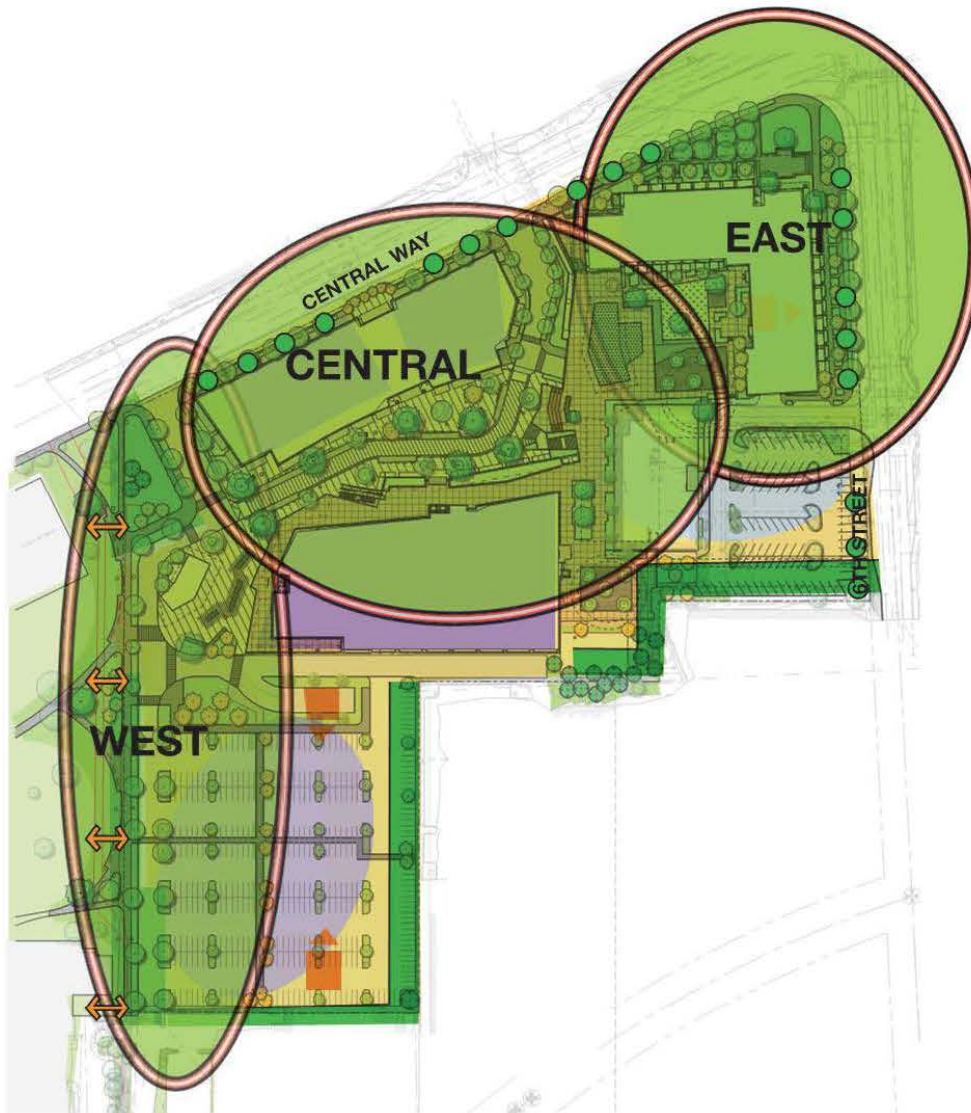


RESIDENTIAL ROOF W/ AMENITIES



WOOD TILE PEDESTAL PAVERS

HEWITT



PLANT ZONE CHARACTER:

• **EAST**

Textural and coarse
Northwest adaptive / Natural
Shade tolerant
Informal

• **CENTRAL**

Seasonal color (annuals, perennials,
movable pots, etc.)
Durable urban framework
Sun / Shade tolerant
Ordered and defined

• **WEST**

Moving / Flowing
Soft / Fine textured
Transitional
Sun loving
Complimentary of Park

SITE DESIGN
TREE CANOPY

STREET TREES



Acer nigrum



Fraxinus pennsylvanica



Ulmus americana 'Princeton'



Zelkova serrata

SHADE TREES (large)



Acer rubrum 'October Glory'

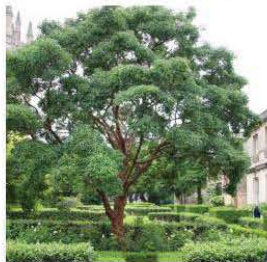


Cercidiphyllum japonicum



Robinia pseudoacacia 'Frisia'

SHADE TREES (medium)



Acer griseum



Ulmus parvifolia



Cladrastis kentukea

COLUMNAR TREES



Acer rubrum 'Armstrong'



Fagus sylvatica
'Dawyckii'



Liriodendron tulipifera
fastigiata

EVERGREEN TREES



Calocedrus
decurrens



Pinus flexilis 'Vanderwolf's
Pyramid'



Tsuga heterophylla

FLOWERING / SPECIMEN TREES



Acer palmatum



Amelanchier grandiflora



Cornus kousa



Magnolia 'Galaxy'



Prunus x yedoensis



Sorbus aucuparia 'Red Cascade'



Stewartia monodelpha

BUILDING DESIGN - BUILDING A

DESIGN CONCEPT - BUILDING A

RESPONSE TO DESIGN GUIDELINES

SECTION 12 - DESIGN GUIDELINES: ALL DISTRICTS

BUILDING DESIGN

2. MASSING/ARTICULATION

a. In general, break down the scale and massing of larger buildings into smaller and varied volumes.

Response: The building massing has been broken up into five distinct elements.

- 1) North-South Massing element
- 2) Northeast Corner Element
- 3) East-West Massing element
- 4) South Corner Element
- 5) West Corner Element



NORTH ELEVATION



ELEVATION



PERSPECTIVE

b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.

Response: The street-facing facades are of a residential nature, taking advantage of different units types/depths to create rhythm, scale and proportion in keeping with neighboring residential projects.

c. Design all sides of the building with care (i.e. there should be no "backside" of a building.)

Response: Building A addresses the streets, 6th Street and Central Way, as well as the equally important Urban Plaza within the overall site. Each facade is given an equal level of design.

d. Buildings should distinguish a "base" using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment.

Response: The 'Ground' level of Building A protrudes from the levels above creating a very prominent Base. This level has a 20' floor to floor height, establishing a double height Rowhouse-style datum that is residential in feel and rhythm.

e. Provide clear pattern of building openings. Windows, balconies, and bays should unify a building's street wall and add considerably to a facade's three-dimensional quality.

Response: All facades of the building take advantage of different unit types to provide depth and bay elements within the facade. Balconies enliven these building faces adding a finer grain texture that complements the variety of scales.



PERSPECTIVE - PLAZA FACADES



PERSPECTIVE - STREET FACADES



RESPONSE TO DESIGN GUIDELINES

SECTION 12 - DESIGN GUIDELINES: ALL DISTRICTS

BUILDING DESIGN

2. MASSING/ARTICULATION, CONTINUED

f. Ribbon windows and extensive use of mirrored glass are discouraged.

Response: The building is composed of a variety of massing elements that create much smaller facades within the overall composition. Glass will be chosen to provide optimum clarity.



g. Employ major architectural expressions into the facade, roof form, massing, and orientation, such as tower forms, oversized windows, and entrances to demarcate gateways and intersections. Strong corner massing can function as a visual anchor at key locations within the project area.

Response: The strong corner element of Building A is a tower form that acts as a visual anchor and backdrop for the East Plaza between the building and the sidewalk. The Ground related level of this corner element is largely glass, evoking a feeling of openness and connection between public and private. Residential amenity space will open to the park enlivening both spaces. The top is an extended eave that will be subtly underlit that will act as a beacon at this corner.



h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.

Response: All facades of the building take advantage of different unit types to provide depth and bay elements within the facade. Modulation is based on residential unit proportions, acting to clearly identify that Building A is residential. Cladding materials have been chosen to complement the other buildings of the overall development.

i. Roof Silhouettes: Express roofs in varied ways. Consider potential views of roof tops from adjacent buildings. Avoid monotonous design.

Response: The corner element has a floating eave element elevated above a strong corner tower form. Street facades employ smaller overhang elements complementing the rhythm established by the bays. The Plaza facing facades echo the overhanging elements of the street facades.

j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building's form.

Response: Rooftop equipment will be located near the center of the building. On the southern roof will be a well-designed roof deck.

